



Planning Commission Minutes Special Meeting July 6th, 2022

Members Present: Tim Todd, Chair
Chris Brenner, Vice Chair
Cecil Young
Marie Karas

Member Not Present: Donnie Parris

Staff Members Present: Darrell Purchase, Code Enforcement Officer

I. Call to Order

Tim Todd called the meeting to order at 5:30 PM, and read the opening remarks.

II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum

Mr. Purchase read the FOIA statement, conducted roll call, and established a quorum for the record.

III. Minutes of the Planning Commission

Mr. Todd made a correction to the minutes regarding the fourth item under new business where Mr. Brenner opened the meeting. Should be Mr. Purchase opened the meeting. Mrs. Karas made a motion to approve the corrected minutes from the May 25th, 2022, Planning Commission Meeting. Mr. Young seconded the motion. The motion carried with a vote of 4 to 0.

IV. New Business

Mr. Todd opened the Business Meeting for the following item:

A. FDP 2022-01

Mr. Purchase presented the staff analysis and recommendation of approval of the Final Development Plan (FDP) for the property located at 1094 Holly Springs Rd. Eric Hedrick obo TCC Venture LLC submitted a Final Development Plan request to develop a townhome community, Aspen Ridge. Mr. Purchase stated that Town Council approved the rezoning of the property to Flexible Review District on June 13th, 2022. Based on the information provided, staff recommended approval of this request and asked that the Planning Commission grant conditional approval of the Final Development Plan for Aspen Ridge Townhomes. The conditional approval was contingent upon receiving approvals from Spartanburg County Public Works, Tyger River Fire District, SJWD, Spartanburg County GIS, SCDOT and the Town of Lyman Planning & Zoning.

Mr. Todd asked the board if they had any questions or comments. Board members did not have any questions or comments.

ACTION- Mr. Todd asked for a motion. Chris Brenner made a motion to approve the Final Development Plan with conditions as stated by Mr. Purchase. Motion was seconded by Marie Karas. All were in favor.

B. FDP 2002-02

Mr. Purchase presented the staff analysis and recommendation of approval of the Final Development Plan (FDP) for the property located at 181 Elliott Rd. Rodney Godfrey obo GG Development Upstate LLC submitted a Final Development Plan request to develop a townhome community, Pacific Place Townes. Mr. Purchase stated that Town Council approved the rezoning of the property to Flexible Review District on June 13th, 2022. Based on the information provided, staff recommended approval of this request and asked that the Planning Commission grant conditional approval of the Final Development Plan. The conditional approval was contingent upon receiving approvals from Spartanburg County Public Works, Tyger River Fire District, SJWD, Spartanburg County GIS, SCDOT and the Town of Lyman Planning & Zoning.

Mr. Todd asked the board if they had any questions or comments. Mrs. Karas asked if there were any changes to the plan. Mr. Purchase stated that the only changes were the fencing around the detention pond and street lighting locations.

ACTION – Mr. Todd asked for a motion. Marie Karas made a motion to approve the conditional Final Development Plan contingent on the approvals stated by Mr. Purchase. Motion was seconded by Mr. Young. All were in favor

Other Business

Mr. Purchase provided the Commission with the Planning and Zoning Report for the month of May 2022. Mr. Purchase provided the board updates on the Town Council approvals of annexation AN 2022-01, 1651 Inman Rd, rezoning to FRD, RZ 2022-02, 181 Elliott Rd and RZ 2022-03, 1094 Holly Springs Rd.

VI. Adjourn

There being no other business to discuss, Mr. Brenner made a motion to adjourn. Mrs. Karas seconded the motion. The meeting adjourned at 5:40 p.m.